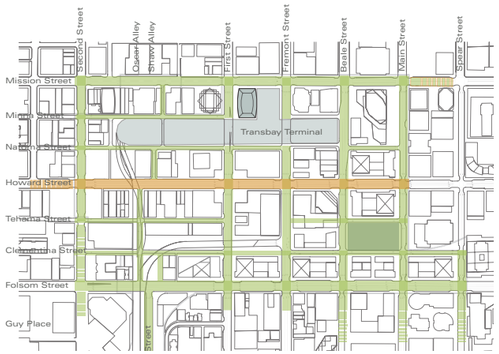
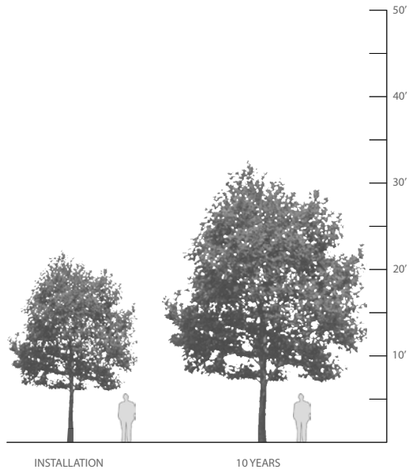
HOWARD STREET





GROWTH PATTERN

The newly installed Plane Trees are to have the branches trained for a street environment. The branching will be 8' at installation and will be 10'-12' after 10 years.

DESIGN GOALS

Howard Street represents one of the primary east-west connector streets through the Transbay Redevelopment area. This street is primarily developed and will not have sidewalk rescaling. London Plane trees are the predominate tree along this corridor with more recent introductions of other genus-species along newer development streetscape frontages. The Planes are in relatively good condition.

For all new development and infill it is recommended that the same Plane cultivar, "Bloodgood", be utilized, resulting in a continuation and strengthening of the existing street tree type and pattern. Well known for its urban adaptability, the large canopied Plane contributes to the appropriate scaling of Howard.

Existing Conditions:
This tree is currently the predominant street tree on Howard street and the plantings are in relatively fair condition. Recommendations are for continuing the use of this genus/species at new project development and infill sites so that the streetscape will "leaf-out" simultaneously and retain a consistency in character.

BOTANICAL INFORMATION

Species:
Platanus acerifolia 'Bloodgood'

Common Name:
London Plane Tree

Type:
Deciduous

Height:
30'-60'

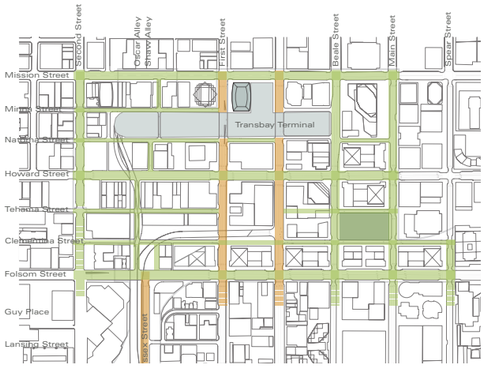
Spread:
25'-35'

Description:
The London Plane is large and sculptural tree well suited for street and urban uses. Fall color ranges from yellow to brown. The bark varies from brown to gray. Ball-shaped seeds hang on the bare branches in winter.

Platanus X. acerifolia 'Bloodgood'

CONNECTOR STREETS

FREMONT, FIRST & ESSEX STREETS



GROWTH PATTERN

The newly installed Red Maples are to have the branches trained for a street environment. The branching will be 8' at installation.

DESIGN GOALS

The Connector Streets run north-south and represent the middle third of the Transbay Redevelopment Area. These streets will carry a large volume of traffic from the Transbay District through Rincon Hill and are the main access routes to the easternmost Bay Bridge on-ramp.

The mixed-use development along these streets is well established, while the existing street trees are poorly represented. A broad, stately, deciduous tree will compliment these streets. As high traffic volume and parking is prescribed for the Connector Streets, rescaling of the sidewalks will not occur.

The Red Maple has been used as a street tree throughout the Bay Area, planted for its large and graceful profile and successful autumn coloration. A non-fruiting cultivar has been recommended.

BOTANICAL INFORMATION

Species:
Acer rubrum 'Red Sunset'

Common Name:
Red Maple

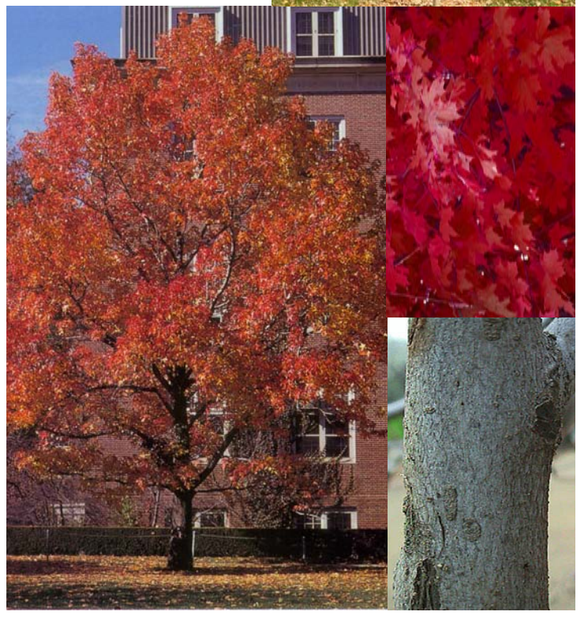
Type:
Deciduous

Height:
45'-60'

Spread:
25'-30'

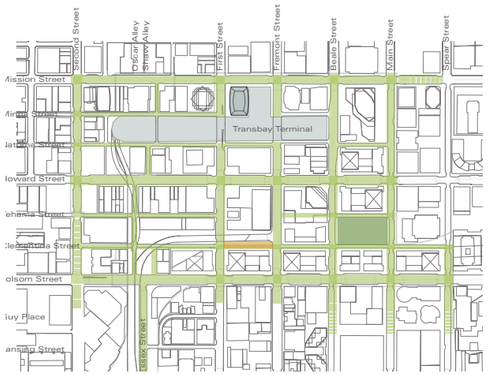
Description:
Growth is upright and spreads at a moderate rate with maturity. The leaves turn yellow, vibrant red and burgundy in fall. Sets no seed pods. Lightly textured grey brown bark.

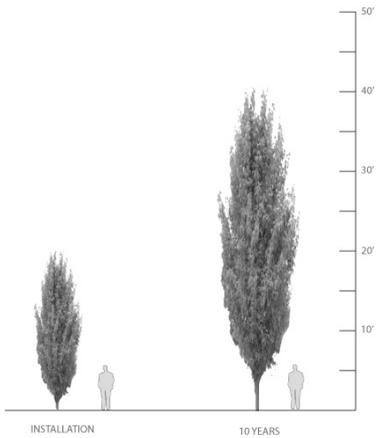
Alternates:
Acer x. Freemanii 'Autumn Blaze'



FOLSOM STREET OFF-RAMP

INTENSIVE PLANTING AREA





GROWTH PATTERN

The newly installed Lombardy Poplars are to have the branches trained for an urban street environment. The branching will be 3'- 4' at installation.

DESIGN GOALS

The proposed realigned Folsom Street Off-Ramp includes a narrow strip of land adjacent to the ramp as the ramp meets grade at Fremont Street.

The Theves Improved Lombardy Poplar is recommended to line the south and north edges of the ramp in order to create a memorable and dramatic sense of entry into the Transbay Redevelopment District. This Poplar's form is tall and upright and is characterized by a narrow crown, dense growth and striking whitish bark. In the fall, the Theves Poplar provides vivid seasonal color.

More than any other tree explored by the horticultural team, this Poplar's striking verticality and form will balance the large scale and mass of the ramp. Among the hardiest of poplars, these trees will also avoid the fungal problems and shorter life spans common to other members of the Poplar genus.

The photo on the right shows a typical windbreak planting of columnar Poplars.

BOTANICAL INFORMATION

Species:
Populus nigra var betulifolia 'Theves'

Common Name:
Theves Improved Lombardy Poplar

Type:
Deciduous

Height:
40'-60'

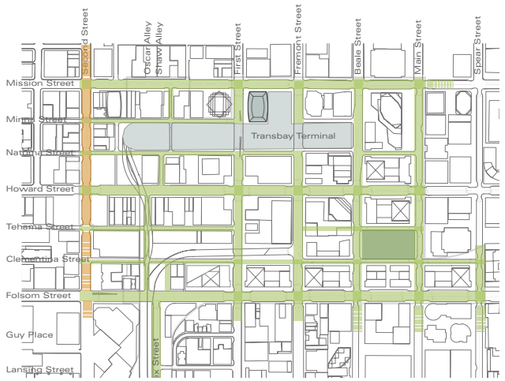
Spread:
15'-20'

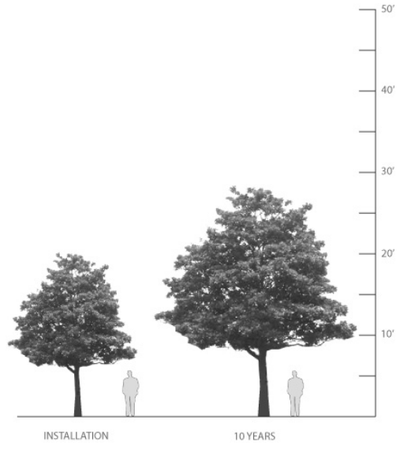
Description:
Dramatic columnar tree with upward reaching branches. Bright green leaves turn yellow in the fall. Valuable as a windbreak and vertical skyline element.

Alternates:
*Zelkova serrata 'M*usashino' (Columnar Sawleaf Zelkova)

SECOND STREET

HISTORIC NEIGHBORHOOD STREET





GROWTH PATTERN

The newly installed Magnolias and Planes are to have the branches trained for a street environment. The branching will be 8' at installation. Cultivars should match those already existing on Second Street.

DESIGN GOALS

Second Street runs north-south and represents the western edge of the Transbay Redevelopment Area.

To maintain the historic character of this street, new street trees will match the existing planting palette. Currently Southern Magnolias and London Planes line Second Street between Mission and Folsom. In addition, the City has been infilling using these two tree types. Both are large, broad-spreading trees with the London Planes being deciduous and the Southern Magnolias, evergreen.

Although both are large trees, London Planes have an open and graceful branching pattern and striking bark. The Southern Magnolias are renowned for their showy display of large white flowers and glossy green foliage.

Microclimates, solar and wind exposures influence the success of both selections and should be carefully considered when siting these selections. Consideration should also be given to the pre-existing streetscape pattern.

BOTANICAL INFORMATION

Species:
Magnolia grandiflora

Common Name:
Southern magnolia

Type:
Evergreen

Height:
30' to 40'

Spread:
15' to 30'

Description:
The Southern Magnolia is a large and sculptural tree well suited for street and urban uses. Most noted for is dramatic display of white flowers in summer and fall. The leaves are glossy and leathery. The bark varies from brown to gray.

Species:
Platanus x. acerifolia 'Yarwood'

Common Name:
London Plane Tree

Type:
Deciduous

Height:
30'-60'

Spread:
25'-35'

Description:
The London Plane is a large and sculptural tree well suited for street and urban uses. Fall color ranges from yellow to brown. The bark varies from brown to gray. Ball-shaped seeds hang on the bare branches in winter.